



# Arden Road, Dorridge

Guide Price £695,000





## PROPERTY OVERVIEW

Presenting a prestigious offering: a large three-bedroom detached house, perfectly situated in a prime location. Nestled behind a spacious tarmac driveway, providing ample parking, this property exudes kerb appeal with the addition of a front lawn, welcoming all who approach. Upon entering the property through the large entrance porch, you are greeted by a main hallway that effortlessly connects to all downstairs living accommodations. This level comprises a sizeable lounge/diner, a cosy family room to the front of the property, and a well-equipped breakfast kitchen complemented by a utility room & W/C for added convenience. Ascending the stairs, the property continues to impress with three well-proportioned bedrooms, each offering a serene retreat at day's end, all supported by the well-appointed family bathroom. Step outside to discover the well-established garden at the rear, a tranquil oasis featuring a full-width patio, perfect for al fresco dining or unwinding amidst nature's beauty. This outdoor space offers a private sanctuary for relaxation and entertainment.



Nestled in a quiet cul-de-sac, this property is ideally positioned for easy access to Dorridge Village and all that Dorridge Station has to offer. The convenience of local amenities and transport links ensures a well-connected lifestyle for residents, making every-day living a breeze. The property also benefits from being seconds away from the glorious Dorridge Park. Offered to the market with no upward chain, this property presents a rare opportunity to secure a home with no delays. Additionally, the property is set in the highly sought-after Arden Academy catchment area, adding further appeal for families seeking a home surrounded by top-tier educational opportunities. In summary, this expansive three-bedroom detached house offers a blend of comfort, convenience, and prestige in a prime location. Don't miss your chance to make this impressive property your home sweet home. Schedule a viewing today and experience this exceptional living space for yourself.





- Large Three Bedroom Detached House Set In A Prime Location
- Set Behind A Large Tarmac Driveway Providing Ample Parking With The Addition Of A Front Lawn
- The Large Entrance Porch Leads To The Main Hallway Leading To All Downstairs Living Accommodation Comprising Of A Large Lounge/Diner And Family Room
- Breakfast Kitchen Which Is Supported By A Utility And Downstairs Toilet
- Upstairs The Property Boasts Three Well Proportioned Bedrooms All Supported By The Well Appointed Family Bathroom And Separate Toilet
- To The Rear Of The Property Is A Well Established Garden Which Features A Full Width Patio
- Set In A Quiet Cul-De-Sac Walking Ideally Located For Dorridge Village & All Dorridge Station
- Offered To The Market With No Upward Chain
- Set In The Prestigious Arden Academy Catchment Area





#### PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and a sought after village, situated on the edge of open countryside, full of local amenities (including a Sainsbury's Superstore), has its own train station with links to Birmingham and London. Sporting facilities located nearby consist of the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Dorridge has a junior and infant school and the bordering village of Knowle has an excellent junior and infant school and secondary school, Arden Academy. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Dorridge is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Dorridge.

Council Tax band: F

Tenure: Freehold



#### **ENTRANCE PORCH**

#### **HALLWAY**

#### **LOUNGE**

17' 9" x 9' 0" (5.41m x 2.74m)

#### **DINING AREA**

10' 0" x 8' 8" (3.05m x 2.64m)

#### **FAMILY ROOM**

14' 9" x 8' 10" (4.50m x 2.69m)

#### **BREAKFAST KITCHEN**

12' 6" x 8' 10" (3.81m x 2.69m)

#### **UTILITY**

5' 1" x 4' 9" (1.55m x 1.45m)

#### **WC**

#### **FIRST FLOOR**

#### **BEDROOM ONE**

17' 9" x 11' 2" (5.41m x 3.40m)

#### **BEDROOM TWO**

14' 7" x 9' 0" (4.45m x 2.74m)

#### **BEDROOM THREE**

10' 0" x 9' 2" (3.05m x 2.79m)

#### **BATHROOM**

9' 2" x 5' 11" (2.79m x 1.80m)

#### **SEPARATE WC**

**TOTAL SQUARE FOOTAGE**

124.9 sq.m (1344 sq.ft) approx.

**OUTSIDE THE PROPERTY****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****WELL ESTABLISHED REAR GARDEN WITH FULL WIDTH PATIO****ITEMS INCLUDED IN THE SALE**

Free standing cooker, extractor, dishwasher, two garden sheds, all carpets, blinds and light fittings, some curtains and fitted wardrobes in one bedroom.

**ADDITIONAL INFORMATION**

Services - mains water, gas, electricity and sewers.  
Loft space - part boarded.

**INFORMATION FOR POTENTIAL BUYERS**

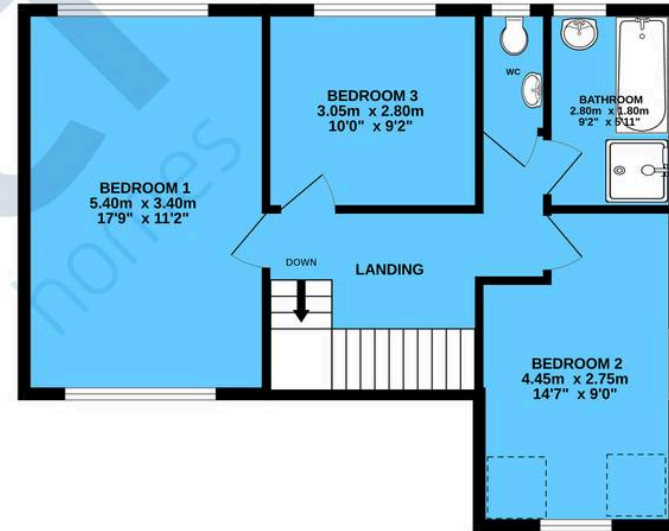
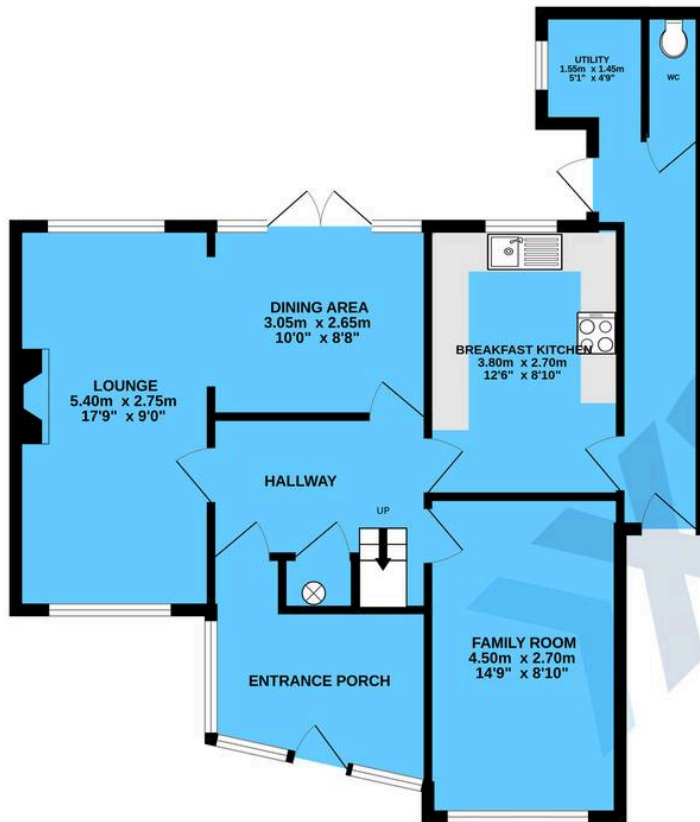
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 124.9 sq.m. (1344 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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